

**MINUTES OF LAYTON CITY
COUNCIL MEETING**

SEPTEMBER 5, 2013; 5:32 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT:**

**MAYOR J. STEPHEN CURTIS, MICHAEL
BOUWHUIS, JOYCE BROWN, BARRY FLITTON,
JORY FRANCIS (via telephone), AND SCOTT
FREITAG**

STAFF PRESENT:

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,
PETER MATSON, TERRY COBURN, DAVE PRICE
AND THIEDA WELLMAN**

The meeting was held in the Council Chambers of the Layton City Center.

Mayor Curtis opened the meeting and indicated that Councilmember Francis was attending the meeting via the telephone. Mayor Curtis led the Pledge of Allegiance. Councilmember Flitton gave the invocation.

MINUTES:

MOTION: Councilmember Bouwhuis moved and Councilmember Brown seconded to approve the minutes of:

**Layton City Council Work Meeting – July 18, 2013;
Layton City Council Meeting – July 18, 2013; and
Layton City Council Work Meeting – August 1, 2013.**

The vote was unanimous to approve the minutes as written.

CONSENT AGENDA:

**BID AWARD – ROMERO CONSTRUCTION, INC. – 2013 SIDEWALK, CURB AND GUTTER
REPLACEMENT PROJECT – RESOLUTION 13-50**

Terry Coburn, Public Works Director, said Resolution 13-50 authorized the execution of an agreement with Romero Construction for the 2013 sidewalk, curb and gutter replacement project. Terry said the project included the removal and replacement of sidewalk, curb and gutter, handicapped ramps and associated work items. He said the project would help improve pedestrian safety and maintain compliance with URMMA (Utah Risk Management Mutual Association) standards as well as correct several sunken curbs and gutters that posed a threat to undermine the integrity of roads throughout the City. Terry said seven bids were received with Romero Construction submitting the lowest responsive, responsible bid of \$126,200; the engineers estimate was \$150,000. He said Staff recommended approval.

Mayor Curtis asked if the City had worked with Romero Construction in the past.

Terry said no, but they had been thoroughly vetted. He indicated that they were a minority firm registered with the State.

**PARCEL SPLIT APPROVAL – FREEDOM COMMERCIAL PLAZA – 2056 NORTH HILL FIELD
ROAD**

Bill Wright, Community and Economic Development Director, said this was a parcel split request for commercial property located at 2056 North Hill Field Road. He said the applicant wanted to take an existing parcel of property and break it into two lots. Bill said Lot 1 would be an area on the north side that currently had an auto detailing tenant; and Lot 2 contained two restaurants. He said the property was zoned CP-2 and

the parcel split met all of the requirements of the zone. Bill said a cross access easement would be placed on the property to allow for parking from one parcel to the other. He said the Planning Commission recommended approval and Staff supported that recommendation.

Councilmember Flitton said this was for separate tax ID numbers.

Bill said the parcel split would allow for an ownership change of Lot 1.

MOTION: Councilmember Brown moved to approve the Consent Agenda as presented. Councilmember Flitton seconded the motion, which passed unanimously.

PUBLIC HEARINGS:

DEVELOPMENT AGREEMENT AND REZONE REQUEST (SMITHING) – A (AGRICULTURE) TO M-1 (LIGHT MANUFACTURING) – 2102 NORTH FAIRFIELD ROAD – RESOLUTION 13-46 AND ORDINANCE 13-26

Bill Wright said Resolution 13-46 and Ordinance 13-26 were a development agreement and rezone request. He said the request was to rezone the property from A to M-1. Bill said the property was immediately adjacent to the Five Star Storage business, which was located to the south of this property. He said the rezone would facilitate an expansion of that business. Bill said there was currently a single family home on the property, which would be demolished to allow for the development of the expansion.

Bill said the property was also located in the APZ (Accident Potential Zone) relative to Hill Air Force Base. He said the Council had been diligent in protecting that area and the operations of Hill Air Force Base with its land use planning for the area. Bill said the existing house was not compatible with the APZ zone; changing the land use to a commercial zone was consistent with the General Plan relative to the APZ.

Bill displayed a site plan of the proposed expansion. He said the new buildings would be similar to the existing theme. Bill said there would be landscape buffering and fencing on the north boundary adjacent to a single family home. He said the Planning Commission recommended approval and Staff supported that recommendation.

Councilmember Brown asked if there would be a solid fence between the residential area to the north and the proposed business expansion.

Bill said yes.

Councilmember Brown asked if there were operating hours for the business.

Bill said operating hours had not been placed on the use. He said the buffer of the fence, landscaping and the solid wall of the building was a sufficient buffer to the residential use. Bill said the entry would not change; it would remain on the southern portion of the project.

Councilmember Flitton asked if the resident to the north expressed any concerns.

Bill said no.

Mayor Curtis opened the meeting for public input. None was given.

MOTION: Councilmember Brown moved to close the public hearing and approve the development agreement and rezone request, Resolution 13-46 and Ordinance 13-26. Councilmember Bouwhuis seconded the motion, which passed unanimously.

MISCELLANEOUS:

Dave Price, Parks and Recreation Director, indicated that 65 names were submitted for the newest park near the Conference Center. He said the committee selected Heritage Park as the new name. Dave said with consensus from the Council, Staff would present the recommended name to the County. He indicated that the County had been a partner to the City in constructing the park. Dave said the ribbon cutting ceremony was scheduled for Monday, September 23rd at 10:00 a.m.

Consensus was to accept the name of Heritage Park.

Alex Jensen, City Manager, indicated that a ribbon cutting ceremony for the new water tank could be scheduled after September 16th.

Consensus was to hold the ribbon cutting ceremony for the tank on September 23rd at 11:30 a.m.

Alex indicated that there were some conflicts with September 26th for the next scheduled Strategic Planning Meeting. Discussion suggested holding the Strategic Planning Meeting on September 19th in conjunction with the regularly scheduled Work Meeting.

The meeting adjourned at 5:56 p.m.

Thieda Wellman, City Recorder